

## COUNTY OF YORK

### MEMORANDUM

**DATE:** June 4, 1999 **By Fax: 867-9088**

**TO:** Joe Wallace  
Dennis Pearce

**FROM:** A. B. Smith, Community Services Director

**SUBJECT:** Activity Center Proposal

You presentation to the Board of Supervisors has been confirmed for the Work Session scheduled for July 28<sup>th</sup>. This will begin at 6:00pm and take place in the Board Work Room on the second floor of the Finance Building (formerly the General District Court) at the intersection of Ballard Street and Alexander Hamilton Boulevard, adjacent to the Circuit Court House. I will meet you there at 5:30pm to allow you time to set up any visual aids. Power point and transparency projectors can be made available for you upon request – please call my office at 890-3880 to make any such arrangements.

As agreed, I am providing you with a list of those issues that staff have identified to date that should be addressed in any future discussions or presentations that you make regarding the activities center proposal. Please note that this is certainly not an all-inclusive list and Board members may have all, none or a totally different set of issues they wish to discuss with you upon your formal proposal.

- Loss to the County of available property for public facility construction when land is rapidly disappearing.
- Sale of property vs long-term ground lease.
- Quality of construction and compatibility in style/appearance with Library.
- Incentives for County - significant benefits for York residents.
- Nature of Facility - whether this facility is an activities center, sports complex or community center. The amenities, services that will be offered and how that would be incorporated into any write-down of costs/fees for County residents.
- Description of the management and sub-contractor concept.
- Benefits of relieving the County of on-going operations costs for the Center.
- Business plan and projections for on-going fiscal viability and addressing concerns about the prospects of an abandoned business structure adjacent to County facilities.

ABS/

PC: Daniel M. Stuck, County Administrator  
Cheryl A. Sonderman, Parks & Recreation Manager